

NOTICE OF REAL PROPERTY
TAX SALE
Franklin County Indiana
Beginning 10:00 AM Local Time,
October 20, 2022
2nd Floor Room 203

Franklin County

Pursuant to the laws of the Indiana General Assembly, notice is hereby given that the following described property is listed for sale for delinquent taxes and/or special assessments. The county auditor and county treasurer will apply on or after 10/03/2022 for a court judgment against the tracts or real property for an amount that is not less than the amount set out below and for an order to sell the tracts or real property at public auction to the highest bidder, subject to the right of redemption. Any defense to the application for judgment must be filed with the Franklin County Circuit Court and served on the county auditor and treasurer before 10/03/2022. The court will set a date for a hearing at least seven (7) days before the advertised date of sale and the court will determine any defenses to the application for judgment at the hearing. The county auditor and the county treasurer are entitled to receive all pleadings, motions, petitions, and other filings related to the defense to the application for judgment.

Such sale will be held on 10/20/2022 at the 2nd Floor Room 203 and that sale will continue until all tracts and real property have been offered for sale. At the discretion of local officials, the tax sale may switch to an online format. If those measures are taking place, the public auction will be conducted as an electronic sale under IC 6-1.1-24-2 (b) 10 at www.zeusauction.com commencing on the same date/time listed above. All location updates will be posted at www.sriservices.com prior to the tax sale.

Property will not be sold for an amount which is less than the sum of:

- (A) the delinquent taxes and special assessments on each tract or item of real property; and
- (B) the taxes and special assessments on the real property that are due and payable in the year of the sale, whether or not they are delinquent; and
- (C) all penalties due on the delinquencies; and
- (D) an amount prescribed by the county auditor that equals the sum of:
 - (1) twenty-five dollars (\$25) for postage and publication costs; and
 - (2) any other costs incurred by the county that are directly attributable to the tax sale; and
- (E) any unpaid costs due under IC 6-1.1-24-2(c) from a prior tax sale.

No property listed below shall be sold if, at any time before the sale, the Total Amount for Judgment is paid in full. If the real property is sold in the tax sale, the amount required to redeem such property will be 110% of the minimum bid for which the tract or real property was offered at the time of

sale, if redeemed not more than six (6) months after the date of sale, or 115% of the minimum bid for which the tract or real property was offered at the time of sale, if redeemed more than six (6) months after the date of sale, plus the amount by which the purchase price exceeds the minimum bid on the real property plus five percent (5%) per annum interest on the amount by which the purchase price exceeds the minimum bid on the property. All taxes and special assessments upon the property paid by the purchaser subsequent to the sale, plus five percent (5%) per annum interest on those taxes and special assessments, will also be required to be paid to redeem such property.

In addition, IC 6-1.1-25-2 (e) states the total amount required for redemption may include the following costs incurred and paid by the purchaser or the purchaser's assignee or the county before redemption: (1) The attorney's fees and cost of giving notice under IC 6-1.1-25-4.5; (2) The costs of title search or examining and update the abstract of title for the tract or item of real property. The period of redemption shall expire on Friday, October 20, 2023 for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire Friday, February 17, 2023.

If the tract or item of real property is sold for an amount more than the minimum bid and the property is not redeemed, the owner of record of the property who is divested of ownership at the time the tax deed is issued may have a right to the tax sale surplus.

The Auditor and Treasurer specifically reserve the right to withhold from the sale any parcel which has been listed in error, or which otherwise becomes ineligible for sale either prior to 10/20/2022 or during the duration of the sale.

This notice of real property tax sale, and the tax sale itself are undertaken and will be conducted pursuant to the requirements of the laws of the State of Indiana which regulate the sale of land for delinquent taxes, pursuant to I.C. 6-1.1-24-1 et seq.

The County does not warrant the accuracy of the street address or common description of the property, and a misstatement in the key number or street address does not invalidate an otherwise valid sale.

Minimum bid amounts are prescribed by law and are subject to change prior to the auction date.

Pursuant to IC 6-1.1-24-3(e), property descriptions may be omitted for properties appearing on the certified list in consecutive years. A complete property list may be obtained at www.sriservices.com or in an alternative form upon request.

Registration For Bidding On the Tax Sale:

If you are interested in bidding on the tax sale for an Indiana county, you may register online at <https://sriservices.com/>. This registration is good for all counties that SRI services. You need to register only once for all

counties. Make sure to bring the completed form with you to each sale. This will speed up the registration process for you the morning of the sale. If you do not have access to a computer with internet service you may register the morning of the sale.

Please arrive the morning of the tax sale at least 30 minutes before the beginning time to be assured you will receive your bid number before the start of the sale.

Please bring your registration form and W9 form with you the morning of the tax sale. You will be able to print these forms from the registration web site.

Pursuant to IC 6-1.1-24-5.1 a business entity that seeks to register to bid at the Franklin County Tax Sale must provide a Certificate of Existence or Foreign Registration Statement in accordance with IC 5-23 from the Secretary of State to the Franklin County Treasurer.

Dated: 8/31/2022

242200002 24-03-01-451-122.000-002 \$300.27 Ross-Dean, David & Tiffany LAKESHORE RESORT PH 1 SEC 3 LOT 122 15032 Bobwhite Lot 122 Brookville 47012 24-03-01-451-122.000-002 and 24-03-01-451-123.000-002 are to be sold and redeemed together.

242200003 24-03-01-451-123.000-002 \$300.27 Ross-Dean, David & Tiffany LAKESHORE RESORT PH 1 SEC 3 LOT 123 15030 Bobwhite Lot 123 Brookville 47012 24-03-01-451-122.000-002 and 24-03-01-451-123.000-002 are to be sold and redeemed together.

242200004 24-03-01-452-175.000-002 \$300.27 Harnishfeger, Andrew Joseph & Jerri LAKESHORE RESORT LOT 175 PHASE 1 SEC 3 15030 Bluejay Lot 175 Brookville 47012

242200005 24-03-01-452-219.000-002 \$183.43 Isreal, Stephanie LAKESHORE DEV PHASE 1 SECTION 3 PT LOT 219 Lot 219 Hummingbird Brookville 47012

242200007 24-03-20-400-012.000-002 \$591.66 Reed, Daniel Joe PT S PT S1/2 SE 20-12-13 2.555A McGuire Ridge Rd Laurel 47024

242200008 24-03-21-100-001.001-002 \$325.51 Eckel, Robert Nelson PT W 1/2 NW 21-12-13 1.101A Duck Creek Rd Laurel 47024

242200009 24-03-28-100-007.000-003 \$1,119.78 Runnels, Stella E 1/2 NW 28-12-13 .064A 11351 Yellow Bank Rd Laurel 47024

242200010 24-03-33-300-001.000-003 \$1,978.15 Herbert, Gregory L & Debunka L PT SW 33-12-13 .145A Take SR52 west out of Brookville for approx 5 miles property is on the left. Metamora 47030

242200011 24-16-05-300-007.000-003 \$2,432.91 Gribben, Zachary Ryan PT N1/2 NE SW 5-8-2 2.032A 6120 Lookout Rd Brookville 47012

242200012 24-10-19-476-015.000-004 \$1,380.56 Smith, Ricky D LOHREY MANOR LOT 40 9014 Westview Rd Brookville 47012

242200013 24-10-21-154-004.000-004 \$525.89 Brewer, Kristen & Earl 55 FT

OF LOT 11 RIVERVIEW 9081 Lew Wallace
Dr Brookville 47012

242200015 24-04-20-351-326.000-007
\$290.20 Miller, Edward J & Sandra K
LAKESHORE RESORT LOT 326 PH 1 SEC 3
Take SR101 to Fairfield Causeway rd
(approx 9.5mi) to Lakeshore drive
(approx 3.7mi) Brookville 47012

242200018 24-04-25-101-057.000-007
\$865.38 Andrew, Martin D FOX RUN
CAMP SITE PT LOT 57 FOX RUN CAMP
SITE LOT 58 Take SR101 to Fox Run Rd
(approx 7.2mi) Turn Right, go
(approx .3 mi) lot is on far right
of property Brookville 47012

242200020 24-15-25-200-003.000-008
\$194.09 Graves, Harry D & Hazel E PT
NE PT TRACT 1 25-9-3 6.965 Take Blue
creek off 52 (approx 11mi)
Brookville 47012 24-15-25-200-
003.000-008 and 24-15-25-200-
004.000-008 are to be sold and
redeemed together.

242200021 24-15-25-200-004.000-008
\$192.46 Graves, Harry D & Hazel E PT
NE PT TRACT 4 25-9-3 8.129 Take Blue
creek off 52 (approx 11mi)
Brookville 47012 24-15-25-200-
003.000-008 and 24-15-25-200-
004.000-008 are to be sold and
redeemed together.

242200022 24-16-13-300-001.099-008
\$730.91 Kuhn, Dale CABIN ON LEASED
LAND CABIN ON LEASED LAND take R1 S
to Graf Rd Cedar Grove 47016

242200023 24-16-23-200-004.000-008
\$1,340.39 Adkins, Ronald H & Alberta
G PT S PT NE 23-8-2 .448 Take R1 to
Old SR 1 Brookville 47012

242200024 24-16-24-100-004.000-008
\$309.60 Encompass International, LLC
PT SE NW 24-8-2 9.0780 Take R1 to
Gobblers Knob Brookville 47012

242200025 24-16-28-100-004.000-008
\$2,004.85 Waddell, Janie S & Brandon
L PT W1/2 NW 28-8-2 1.A 2191
Highland Center Rd Brookville 47012

242200026 24-16-30-100-010.000-008
\$184.02 Graves, Harry D & Hazel E NW
NW 30-8-2 8.018 Tract 3 Take Blue
creek off 52 (approx 11mi)
Brookville 47012

242200027 24-16-30-100-014.000-008
\$195.92 Graves, Harry D & Hazel E NW
NW 30-8-2 4.745 PT Tract 7 Take Blue
creek off 52 (approx 11mi)
Brookville 47012

242200028 24-02-06-100-014.000-010
\$1,379.66 Dye, Margarette Sailor SW
NW 6-12-12 41.30A PT SW NW 6-12-12
1.70A 15142 Moon Rd Laurel 47024

242200029 24-02-07-100-002.001-010
\$2,901.63 Eagle Creek Properties LLC
PT W 1/2 NW 1/4 7-12-12 .083A PT NW
PT SW & EASEMENTS 7-12-12 .947 24217
Sanes Creek Rd Laurel 47024

242200031 24-02-10-400-001.000-010
\$1,293.00 Marsh, Tammy D S 1/2 10-
12-12 .324A Take 1 to Laurel Rd
(approx 7.9mi), piece in in the
middle of 21102 Laurel Rd Laurel
47024

242200032 24-02-16-100-003.000-010
\$247.03 Sailor, Margarette PT NW PT
NE 16-12-12 3.90A Take 121 South out
of Laurel to Sanes Creek Rd (approx
850 Ft) on the left Laurel 47024 24-
02-16-100-003.000-010 and 24-02-17-
200-001.005-010 are to be sold and
redeemed together.

242200033 24-02-17-200-001.005-010
\$435.37 Sailor, Margarette S PT NE
17-12-12 6.781A Take 121 South out
of Laurel to Sanes Creek Rd (approx
850 Ft) on the left Laurel 47024 24-
02-16-100-003.000-010 and 24-02-17-
200-001.005-010 are to be sold and
redeemed together.

242200034 24-02-17-200-003.002-010
\$1,468.29 KPG, INC N PT NE 17-12-12
1.546A Take 121 South out of Laurel
to Sanes Creek Rd approx 1 mile)
creek bed on the left Laurel 47024

242200036 24-02-27-400-004.000-010
\$416.35 Daddabbo, Cynthia E 1/2 27-
12-12 2A Take Laurel rd east out of
Laurel to Dam Rd (approx 3.5mi)
Laurel 47024

242200037 24-02-09-477-004.000-011
\$6,992.14 Eggleston, Elaine L &
Stapleton, Joseph J LAUREL LOT 15 &
W 30 FT OF 16 LOTS 11-12-13-14 BL 13
Take Conwell St off of SR 121
Laurel, corner of Clay and Conwell.
Laurel 47024

242200038 24-02-09-487-012.000-011
\$636.69 Madden, David W & Melody A 5
FT OFF E SIDE LOT 13 BL 24 Take 121
to South st in Laurel, strip is east
of 151 South st Laurel 47024

242200040 24-02-10-304-008.000-011
\$927.89 Abrams, Lemuel Lot 15 & Pt
Lot 16 BL 10 7''80' Vacated Hill
Alley 141 Neff St Laurel 47024

242200041 24-02-10-306-004.000-011
\$902.60 Lewis, Amanda LAUREL LOT 5
BL 11 154 Neff St Laurel 47024

242200042 24-02-10-306-006.000-011
\$598.64 Hokey, Justin & Wolfe,
Ashley LOT 1 BLOCK 11 350 Franklin
St Laurel 47024

242200043 24-02-10-307-004.000-011
\$6,638.05 Hardin, Gary Jr 1/2 OF LOT
2 & LAUREL LOT 3 133 Franklin St
Laurel 47024

242200044 24-02-36-411-009.000-012
\$12,879.93 Monroe, William T & Donna
L DUCK CREEK CROSSING LOT 27 Take 52
to Pennington Rd-Main St to duck
creek crossing, property is on the
right Brookville 47012

242200045 24-02-36-427-009.000-012
\$4,436.25 Wendel, James F &
Constance A Co Trustees METAMORA IN
LOTS 13-14 Vacated Sycamore Alley
16'x140' Pt Vacated Basin ALLEY 8' x
140' 19021 Lovers Lane Metamora
47030

242200046 24-02-36-429-001.000-012
\$1,330.53 Simons, David METAMORA PT
BASIN Take 52 to Pennington Rd-Main
St, prooerty on corner of main and
basin Laurel 47024 24-02-36-429-
001.000-012 and 24-02-36-429-
009.000-012 are to be sold and
redeemed together.

242200047 24-02-36-429-009.000-012
\$4,416.25 Simons, David PT SE 36-12-
12 .468A PT SE 36-12-12 .25A 10083
Basin St Metamora 47030 24-02-36-
429-001.000-012 and 24-02-36-429-
009.000-012 are to be sold and
redeemed together.

242200048 24-03-31-100-006.000-012
\$427.89 Yurcak, Ron & Candy PT NW PT
SW 31-12-13 1.647A on 52 south of
Metamora on the left by 18157
Metamora 47030

242200049 24-03-31-300-002.000-012
\$3,499.20 Yurcak, Ronald C PT SW 31-

12-13 1.75A PT NW 31-12-13 .55A
18157 Us 52 Metamora 47030

242200050 24-01-10-462-003.000-013
\$989.52 Robinson, Marshall B &
Miranda G ANDERSONVILLE PT LOT 11-
12-13 14010 Thompson St Laurel 47024

242200051 24-01-12-100-001.005-013
\$1,170.44 Eagle Creek Properties,
LLC PT NW 12-12-11 5.193A 25186
Sanes Creek Rd Laurel 47024

242200053 24-01-13-441-005.000-013
\$2,208.56 Spradlin, Glenda FIELDS
LAKE VIEW ADDITION LOT 66 25049 Lake
St Laurel 47024 24-01-13-441-
005.000-013, 24-01-13-441-005.001-
013, 24-01-13-441-006.000-013, and
24-01-13-441-026.000-013 are to be
sold and redeemed together.

242200054 24-01-13-441-005.001-013
\$308.86 Spradlin, Glenda FIELDS
LAKEVIEW ADD LOT 65 25049 Lake St
Laurel 47024 24-01-13-441-005.000-
013, 24-01-13-441-005.001-013, 24-
01-13-441-006.000-013, and 24-01-13-
441-026.000-013 are to be sold and
redeemed together.

242200055 24-01-13-441-006.000-013
\$308.86 Spradlin, Glenda FIELDS LAKE
VIEW ADD LOT 64 Take 52 to Lakeview,
right onto truck stop rd then right
onto Lake st. Laurel 47024 24-01-13-
441-005.000-013, 24-01-13-441-
005.001-013, 24-01-13-441-006.000-
013, and 24-01-13-441-026.000-013
are to be sold and redeemed
together.

242200056 24-01-13-441-026.000-013
\$308.86 Spradlin, Glenda FIELDS LAKE
VIEW ADD. LOT 63 Take 52 to
Lakeview, right onto truck stop rd
then right onto Division St. Laurel
47024 24-01-13-441-005.000-013, 24-
01-13-441-005.001-013, 24-01-13-441-
006.000-013, and 24-01-13-441-
026.000-013 are to be sold and
redeemed together.

242200057 24-01-24-200-003.000-013
\$2,688.45 Wells, Jeremy PT E 1/2 NE
24-12-11 & PT SE 13-12-11 11.25A
25033 Us Hwy 52 Laurel 47024

242200058 24-01-35-381-005.000-013
\$162.94 Vail, Elizabeth BUENA VISTA
PT LOT 15 SR52 ot of Metamora to
Stipps Hill; then go (approx 9mi)
Laurel 47024

242200059 24-13-17-230-004.000-015
\$2,228.60 Shane, David S & Sarah
Allison Acres Subdivision Roads PT
W1/2 NE 17-10-12 .335A Road in front
of allison acres on pocket road
Brookville 47012

242200060 24-13-17-400-007.000-015
\$17,882.20 Guilford Realty Corp PT
SE CORNER SE 17-10-12 .2964A road
into cross country plaza at
batesville Batesville 47006

242200061 24-13-17-410-005.000-015
\$291.37 Development 229, Inc
DEVELOPMENT 229 PH III ST R/W 17-10-
12 .121A road connecting pocket road
and 229 Batesville 47006

242200062 24-13-17-420-003.000-015
\$637.48 Development 229, Inc
DEVELOPMENT 229 PH IV ST R/W 17-10-
12 .451A SR 229 in middle of
Arlington dr, & Six pine rd
Batesville 47006

242200063 24-13-19-100-004.000-015
\$60.57 Roy, Steve & Helen PT NW FR
19-10-12 .24A 1106 Locust Ave
Batesville 47006

242200064 24-06-02-200-004.000-017
\$2,362.02 Jennings, Jerry S PT SE NE
2-11-11 2.90A 9138 Longbranch Rd
Laurel 47024

242200066 24-07-05-200-005.000-017
\$390.06 Richardson, Anita B N SIDE N
1/2 NE 5-11-12 .33A 23104 Stipps
Hill Rd Metamora 47030

242200067 24-07-06-100-008.000-017
\$290.47 Broering, Danny L PT NW 6-
11-12 2.286A 24145 Stipps Hill Rd
Laurel 47024

242200069 24-17-16-201-040.000-021
\$274.83 Strohmer Estates Homeowners
Assn of FC & Strohmer, Stephen K
STROHMIR ESTATES STREETS E1/2 NE
16-8-1 5.889 Road in Strohmer
Estates West Harrison 47060

242200074 24-17-28-402-019.000-021
\$1,448.32 Morgan, Michael D & Tina M
MEADOW ACRES 2ND ADD LOT 19 1.5152A

Corner of Seeley Rd & Lake Dr West
Harrison 47060

242200075 24-17-31-400-010.000-021
\$937.43 Mcintosh, Raymond & Florence
PT SE 31-8-1 .340A off of Winn rd,
part of the river West Harrison
47060

242200076 24-17-35-400-006.000-021
\$4,545.07 Moore, Curtis D & Vivian D
PT SE 35-8-1 1.41A 1058 Johnson Fork
Rd West Harrison 47060 24-17-35-400-
006.000-021 and 24-17-35-400-
009.000-021 are to be sold and
redeemed together.

242200077 24-17-35-400-009.000-021
\$251.51 Moore, Curtis D & Vivian D
PT SE 35-8-1 .54A 1058 Johnson Fork
Rd West Harrison 47060 24-17-35-400-
006.000-021 and 24-17-35-400-
009.000-021 are to be sold and
redeemed together.

242200079 24-07-15-300-008.000-023
\$2,402.36 Freas, Sharon R PT N END W
1/2 SW 15-11-12 1 21235 Beacon Rd
Metamora 47030

Total Properties: 62

I hereby certify that the foregoing
is a true list of lots and land
returned delinquent for the
nonpayment of taxes and special
assessments for the time periods set
forth, also subsequent delinquent
taxes, current taxes and costs due
thereon and the same are chargeable
with the amount of tax, etc., with
which they are charged on said list.
Given under my hand and seal this
31st day of August, 2022.

Karla Bauman, Auditor, Franklin
County Indiana.